

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 21, 2009**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

MSH-29429 – ABEYANCE ITEM - MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend the Master Plan of Streets and Highways TO WIDEN LAS VEGAS BOULEVARD BETWEEN 4TH STREET AND SAHARA AVENUE FROM A 100-FOOT RIGHT-OF-WAY TO A 120-FOOT RIGHT-OF-WAY, Ward 3 (Reese). The Planning Commission (5-0-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****0****City Council Meeting****6****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****6****City Council Meeting****31****RECOMMENDATION:**

The Planning Commission (5-0-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Support/Protest Postcards submitted for the 11-19-2008 City Council Meeting
6. Backup Referenced from the 10-23-2008 Planning Commission Meeting Item 48

Motion made by GARY REESE to Hold in abeyance to 2/4/2009

Passed For: 4; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 2

STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-DAVID W. STEINMAN); (Did Not Vote-None); (Excused-RICKI Y. BARLOW, LOIS TARKANIAN)

NOTE: Under Item 66, COUNCILMAN STEINMAN disclosed that, as a Planning Commissioner, he had voted on 90 percent of the items on this agenda; therefore, he would abstain on each of those items on the advice of Counsel.

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

CHERI EDELMAN, City Engineer and Deputy Director of Public Works, and ROGER PATTON, Louis Berger Group, appeared on behalf of the City of Las Vegas. MS. EDELMAN summarized the intent of the Master Plan of Streets and Highways (MSH), to widen Las Vegas Boulevard between 4th Street and Sahara Avenue to a 120-foot right-of-way. She stated that to

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avoid future congestion and to allow redevelopment along the City's portion of Las Vegas Boulevard, amending the Master Plan would be appropriate at this time. MS. EDELMAN remarked that a number of property owners attended the neighborhood meetings to express their concerns, which she believes, were properly addressed.

ATTORNEY CHRIS KAEMPFER, 3800 Howard Hughes Parkway, representing Stratosphere Tower, confirmed with MS. EDELMAN that TERRY MURPHY had attended the neighborhood meeting and had met with staff.

YVONNE DUPLAINE, representing the property owners of 2205 and 2211 Las Vegas Boulevard, and ROBYNE BROOKS TOWNSEND, property owner at 1616 Las Vegas Boulevard, attested to not receiving any notification of the neighborhood meetings and expressed their opposition to this application.

Replying to MAYOR GOODMAN'S query regarding the notification process, MARGO WHEELER, Director of the Planning and Development Department, explained that Planning Commission recommendations being forwarded to City Council are announced. She confirmed that specific to the subject item, 585 notices were mailed.

To address the concerns of the property owners, MS. EDELMAN stated that there are no projects planned nor are there any funds set aside for redevelopment. DEPUTY CITY ATTORNEY JAMES LEWIS surmised that the intent of the MSH is to inform and provide proper notice to the property owners of the possibility of future development.

In response to COUNCILMAN REESE, MR. PATTON stated that it was the Regional Transportation Commission (RTC) that initially proposed the plan to allow the downtown connector to extend south and along the Strip. Subsequently, the RTC noticed that Clark County was able to secure a 200-foot, cross-wide section, enabling them to construct eight lanes of traffic, wide enough to accommodate buses. MR. PATTON explained that ongoing discussions continue with property owners, and it is fairly certain that Las Vegas Boulevard will be eight lanes in Clark County, although the configuration does not line up with Las Vegas Boulevard north of Sahara Avenue.

MR. PATTON explained that when his firm was hired by Clark County to widen Paradise Road, from Desert Inn Road to Harmon Avenue, he discovered that over the past 20 years, the County had required property owners along Paradise Road to dedicate ten feet of right-of-way in anticipation of future road widening.

To ensure the adjacent property and business owners were comfortable with the proposed Master Plan amendment, COUNCILMAN REESE recommended holding Item 72 in abeyance to allow the Planning and Public Works Departments time to meet with the neighbors to alleviate their concerns.

MAYOR GOODMAN declared the Public Hearing closed.